# Statement of Information
# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the *Estate Agents Act 1980***

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 1/36 Rickards Avenue, Knoxfield, Vic 3180 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between $700,000 & $770,000

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $800,750 | Property type | *Unit* | Suburb | Knoxfield |

| | | | | | |
|---|---|---|---|---|---|
| Period - From | 01/10/2024 | to | 30/09/2025 | Source | PropTrack |

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 1/18 David Street, Knoxfield, VIC 3180 | $765,000 | 15/05/2025 |
| 1/29 Cherrytree Rise, Knoxfield, VIC 3180 | $720,000 | 14/08/2025 |
| 3/14 David Street, Knoxfield, VIC 3180 | $695,000 | 12/06/2025 |

**OR**

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 15/10/2025